

**AGENDA ITEM**

**TO:** Planning and Zoning Commission

**THROUGH:** Matt Robinson, AICP, Planning Manager

**FROM:** Melissa Spriegel, Planner I

**SUBJECT:** Conduct a Public Hearing to Consider/Discuss/Act on a Minor Replat for Lots 2R, 3R, 4R1, and 5, Block A, of Eldorado Custer Addition, Located on the Southeast Corner of Eldorado Parkway and Custer Road

**APPROVAL PROCESS:** The Planning and Zoning Commission is the final approval authority for the proposed minor replat.

**STAFF RECOMMENDATION:** Staff recommends approval of the proposed minor replat with the following condition, which must be satisfied prior to filing a plat for record:

1. The applicant satisfy the conditions as shown on the Standard Conditions for Minor Replat Approval Checklist, attached.

**APPLICATION SUBMITTAL DATE:** September 28, 2016 (Original Application)  
 December 22, 2016 (Revised Submittal)  
 December 28, 2016 (Revised Submittal)

**ITEM SUMMARY:** The applicant is proposing to replat four lots. The applicant has indicated that these lots will be used to construct commercial and office uses.

**SURROUNDING ZONING AND LAND USES:**

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	“C2” – Local Commercial District and “PD” – Planned Development District Ordinance No. 2003-02-015 (Commercial and Office Uses)	Undeveloped Land
North	“PD” – Planned Development District Ordinance No. 2014-03-017 (Retail Uses)	Undeveloped Land

South	“C2” – Local Commercial District and “PD” – Planned Development District Ordinance No. 2003-02-015 (Commercial and Office Uses)	Office Condominiums
East	“PD” – Planned Development District Ordinance No. 2003-02-015 (Office Uses)	Torchmark Corporation
West	City of Frisco	Commercial Uses and Single Family Residences

**ACCESS/CIRCULATION:**

Adjacent Streets: Custer Road, Variable Width Right-of-Way, Principal Arterial  
Eldorado Parkway, Variable Width Right-of-Way, Greenway Arterial

**TREE PRESERVATION ORDINANCE:** The applicant will be responsible for complying with the Tree Preservation Ordinance, and for submittal of a tree survey or tree preservation plan, as determined by the City Arborist. The applicant will be responsible for applying for all necessary permits for any tree removal that is to occur on site.

**PUBLIC IMPROVEMENTS:**

Sidewalks: Required along Custer Road and Eldorado Parkway  
Hike and Bike Trails: Required along Custer Road  
Road Improvements: All road improvements necessary for this development, and as determined by the City Engineer  
Utilities: All utilities necessary for this development, and as determined by the City Engineer

**DRAINAGE:** The applicant will be responsible for all drainage associated with the subject property, and for compliance with the Storm Water Ordinance, which may require on-site detention. Grading and drainage plans are subject to review and approval by the City Engineer, prior to issuance of a building permit.

**FEES:**

Roadway Impact Fees: Applicable (Ordinance No. 2013-11-108)  
Utility Impact Fees: Applicable (Ordinance No. 2013-11-109 and Ordinance No. 2013-12-118)

Median Landscape Fees: Not Applicable

Park Land Dedication Fees: Not Applicable

Pro-Rata: As determined by the City Engineer

**OPPOSITION TO OR SUPPORT OF REQUEST:** Staff has not received any comments either in opposition to or in support of the proposed minor replat.

**ATTACHMENTS:**

- Standard Conditions for Minor Plat/Replat Approval Checklist
- Location Map and Aerial Exhibit
- Letter of Intent
- Proposed Minor Replat
- PowerPoint Presentation